

CITY REAL ESTATE.

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SUBURBAN REAL ESTATE

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HOW YOU MAY SOLVE ALL THE DIFFICULTIES OF HOME BUILDING

In building your own home there are so many complicated and highly specialized matters to attend to, so many troubles, delays and disappointments are possible, so many unexpected expenses crop up, and responsibilities are so divided, that long before his house is completed many a home builder wishes that he had never undertaken the task.

Today, however, all responsibility can be centralized and placed upon the shoulders of a single organization. The Warde-Landsboro System has cleared away all obstacles to home building—financial and otherwise. All operations are cared for by Warde-Landsboro Homes Corporation. All expenses of whatever nature are covered in the purchase price.

We all know that our home should be built upon a firm foundation—literally and figuratively. Yet, thousands of people have built on sands of shifting character, and have suffered disappointment or serious financial loss.

They choose an Architect at random or copy plans from some other house. They choose, at a venture, some contractor they have heard of, and he in turn must employ several sub-contractors.

Many people purchase property without any definite purpose or start to build without knowing where the necessary money is coming from. They are often unfamiliar with building laws. The validity of their title may not be assured. These are all factors working at odds, possibly. No link in the chain connects with the others. No one is responsible to any one else. No one is responsible for all. The operation proceeds without real organization.

Many fundamental matters are often overlooked. The financing must be provided for. Mortgages must be arranged. Legal advice is necessary and many documents are required. Responsible builders must be employed. The work as it progresses must be supervised and rigorously inspected.

The proper, economical building of a home is a serious job.

The Warde-Landsboro Solution

The Warde - Landsboro System gathers together all these loose reins in a single controlling hand and gives to the home builder "Centralized Responsibility."

Under this new system, homes may be built costing from \$6,000 up, in many attractive sizes and styles of one and two-family houses.

The only requirement is a building lot, free and clear from encumbrances, upon which you wish to build. The prospective home builder has only to select his home from plans and specifications drawn by one of the foremost architectural firms in New York City, and pay 2% of the cost of the house.

Thus a down payment of \$160 on a home to cost \$8,000 can be the starting point. After that, payments as small as 1/2 of 1% per month, or \$40, are made to the Warde-Landsboro System. Larger payments may be made by the subscriber at any time.

All payments are deposited in a special account with the Title Guarantee and Trust Company of New York under definite restrictions. Homes are built from this account

every month, and those who have paid in the highest percentage receive their homes first. While the great majority will receive their homes when their payments have reached approximately 10 to 12% of the purchase price, immediate construction is guaranteed in every case when payments reach 20%, whether they are made in a lump sum or in instalments.

On all payments prior to construction an amount equal to 4% per annum is credited against the purchase price. After construction, the balance due is arranged in mortgage form which will bear interest not in excess of 6%.

The subscriber's life is insured without additional expense to him against death or permanent total disability, so that in any event his family is protected.

All these operations are dovetailed and directed by the Warde-Landsboro Homes Corporation, which shoulders the entire responsibility, provides for all expenses in the purchase price and guarantees to deliver the house at the price agreed upon.

Owners of lots who desire to own a home of their own are invited to give careful study to the Warde-Landsboro System, with its unique financing plan and the "Centralized Responsibility" which it offers.

The services of the following organizations are centralized under working agreements with the Warde-Landsboro System

Title Examinations, Surveys and Depository for Special Fund
TITLE GUARANTEE & TRUST COMPANY OF NEW YORK

Architects
CROSS & CROSS—PHELPS BARNUM, Associate

Auditors
D. W. HARRIS & COMPANY

Financial Managers
WM. HENRY BARNUM & CO.

Attorneys
SIMPSON, THACHER & BARTLETT

Insurance
THE TRAVELERS INSURANCE COMPANY

Building Operations

The Warde-Landsboro Homes Corporation pays for all building operations in cash on a basis of labor and materials only. Homes are built by responsible bonded contractors selected for their ability to operate with efficiency and economy in given territories. All work is supervised by our architects in conjunction with our own Construction Department.

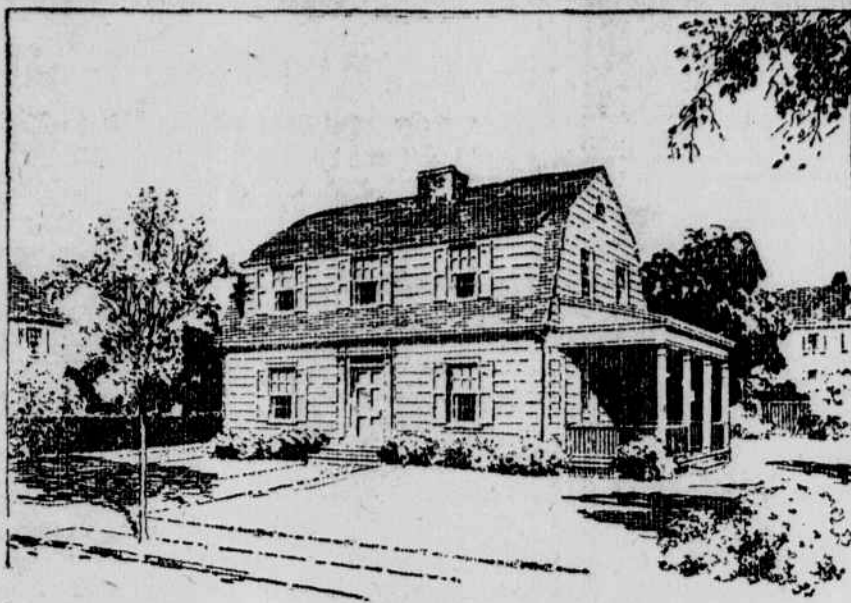
Booklet will be gladly sent to prospective home builders. All those who may be interested are invited to call upon us in person. If you do not own a lot, we will put you in touch with responsible agents who are specialists in their own localities.

Responsible Real Estate Brokers established in and around Greater New York are invited to act as Sales Agents for this Corporation.

WARDE-LANDSBORO SYSTEM

operated by
WARDE-LANDSBORO HOMES CORPORATION

342 Madison Ave. at 44th St., Third Floor, New York—Telephone Vanderbilt 7021
Offices open daily from 9 A. M. to 6 P. M., including Saturday—Tuesday and Thursday Evenings until 9 o'clock.
Other Hours by Appointment.



MODEL J

An artistic Colonial house, 31 feet 6 inches by 21 feet, which may be built on a lot 50 or 60 feet front. Six rooms, breakfast alcove and living porch. Ample closets. Steam heated. Electrical work includes complete wiring and call bell system. Plumbing of best materials. Complete drainage and water supply system. Porcelain, enamel bathroom fixtures. Built-in tub. Kitchen equipped with smooth top gas range, ice box, rough and finished hardware complete. Finished grade and cement walk to entrance included.

With free and clear lots you can start the ownership of this home with a down payment of \$165.00 and monthly payments of \$49.00 with all of the Warde-Landsboro Services included in the purchase price—\$9,750.00.

SUBURBAN REAL ESTATE

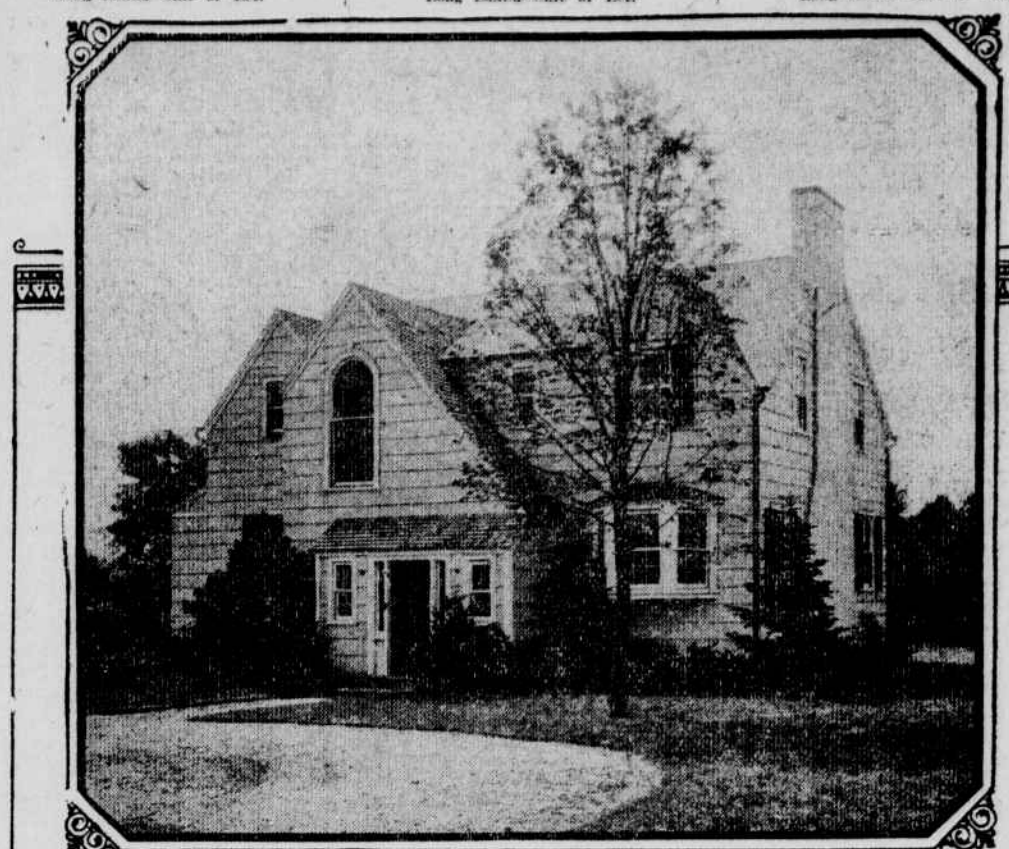
SUBURBAN REAL ESTATE.

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Long Island—Sale or Let.

Long Island—Sale or Let.

Long Island—Sale or Let.



Such a home as you have sought

FOR those persons who have long wished to own a home at a moderate cost, in a section that offers every social and recreational advantage, this recently completed group of ten homes from plans by Henry Ives Cobb, present an exceptional opportunity. Hewlett, on the South Shore, has long been one of those finer homes and estate sections of Long Island. For the first time, those who have sought homes in such an environment can find what they want on very satisfactory terms.

The artistic home illustrated is one of the group of ten new houses. It is typical in its beauty and practical arrangement and fine setting. It is located in Hewlett Bay Park, at Hewlett—only 31 minutes from Penn Station or Brooklyn. There are 9 rooms, exceptionally well planned, three master bedrooms, three baths, open fire-place and steam heat. An all year house built to highest standards at a moderate price.

Representative on premises at Broadway and Piermont Ave.
Convenient to Hewlett Station on Long Island R. R.

or Call or write CARLETON MACY, President, 128 Broadway

Beacon Hill

PORT WASHINGTON

The aristocrat of medium priced suburban communities.

THE inspiring views from its commanding elevation—the refined character of its homes—the personnel of its residents—the type of its surrounding country—are but a few of the outstanding features which contribute towards giving the discriminating buyer assurance of its permanency as a highly desirable residential community.

There are only a few remaining plots on the extreme hill top. They are offered at investment prices.

1 W. 34th Street
Fitzroy 5231

Edgeworth Smith
Sales Agents

Opposite Station
Port Washington 331

Local office open daily from 9 to 5 including Sundays and Holidays. Appointments arranged after hours.

Piping Rock and Vicinity

A remodeled farm house—built in 1790—on the water at Oyster Bay. A very desirable location—looking out on the open Sound—10 acres. House has 3 master bedrooms and 2 baths. No. 85.

Colonial brick house—moderate size—20 acres of pasture and lawn—25 acres woodland—with delightful view of the Sound. House has 4 master bedrooms, 2 baths, 4 servants' rooms and bath. A very complete and attractive place. No. 167.

A frame house—remodeled in 1918—with 7 acres of meadow-land reaching the water. House has 3 master bedrooms, 3 baths, 3 servants' rooms and bath. No. 134.

Our representative has personally inspected these three properties; they are all in excellent condition, and the asking prices are reasonable.

Vanderbilt 1104

350 Madison Avenue

Westchester—Sale or Let.

Westchester—Sale or Let.

THE TRUSTEES

for the beneficiaries of

PHILIPSE MANOR

COMPANY

have authorized me, beginning today and continuing throughout the month of October, to make a special sacrifice in price to bring about an

IMMEDIATE LIQUIDATION

OF THE UNSOLD PORTION OF PRESENT HOLDINGS.

BEAR IN MIND

the lots are fully improved; sewer, water, gas, electricity, sidewalks, curb, macadam streets; river views, shade trees, private bathing beach, boat house and tennis courts available; financial assistance given in building.

COME OUT TO-DAY.

Philipse Manor Office, near Station. Tel. 787 Tarrytown.

Edward B. Morris

567 Fifth Ave. Murray Hill 5027.

A REAL SACRIFICE

Owner, liquidating affairs, has instructed us to sell at big reduction fine White Plains home; \$1,500 just spent in decorating and improving—unusually large and attractive living room, with fireplace, 6 master's and 2 maids' bedrooms, 3 baths, billiard room, garage; large plot, with magnificent views; concrete paved street, can be secured by quick buyer for \$18,500 on very easy terms.

ROBERT E. FARLEY

ORGANIZATION

342 Madison Ave. Murray Hill 7226

Local office at White Plains Station, White Plains 1760.

HIGHLY PROFITABLE FARM ESTATE

EXCEPTIONAL OPPORTUNITY. Contains 1,000 acres of land in the most famous farm section near New York. Land extremely productive; more than 600 acres tillable; complete modern farm buildings and cow sheds; dairy, poultry, poultry plant, 4 cottages for help. Main residence, 10 rooms, 4 baths. The place where a business man can farm profitably and still have a country home of exceptional charm. Ideal for breeding fancy cattle. Offered at such a low price as will compel the attention of any interested party.

GEORGE HOWE, 527 Fifth Ave., N.Y.

Specialist in Suburban & Country Properties

RENT AT RYE

Furnished or Unfurnished

\$60 a Month to \$5,000 a Year

LADD & NICHOLS, INC.

HOWELL C. PERLIN,

RYE PLAYS HOUSE BUILDING,

RYE, N. Y.

OFFICE OPEN SUNDAY.

BRIARCLIFF

A Home Village in the Westchester Hills where sound values prevail. One hour from New York, and accessible by three divisions of the New York Central.

SEVEN ROOMS AND BATH with all improvements. Fireplace and steam heat. Lot 50x150. Garage. House good condition and located in excellent neighborhood. Price \$7,500.

SIX ROOMS AND BATH, with every convenience. Newly built on lot 75x150. Large living room with open fire. Steam heat. Price \$8,000.

SEVEN ROOMS AND BATH—New and modern. Superior construction. Half acre plot. Located near church, school and station. Price \$8,000.

SEVEN ROOMS AND BATH, situated in select neighborhood. All improvements including gas for cooking. High ground with good outlook. Price \$8,500.

EIGHT ROOMS AND BATH, with half an acre attractive grounds. Near Community Club, station, school and church. Very large living room with excellent view. Open fire and other modern improvements. Price \$12,000.

THREE BATHS—Two houses now nearing completion at Scarborough-on-Hudson. Third house, oak floor and paneled walls. Two car attached garage. All plots one acre, in a park-like environment. Located in the private school and Country Club district, with a fifty minute express to Grand Central. Send for booklet showing views Easy terms responsible buyers.

MATHE ROAD ESTATE—New street with very desirable building sites 75x150. All improvements on property. Located within five minutes walk to station. Price per lot, \$675.

BRIARCLIFF REALTY COMPANY

312 Madison Avenue,

Telephone Vanderbilt 7218.

Excellent Suburban Real Estate

in

WESTCHESTER

LONG ISLAND

CONNECTICUT

NEW JERSEY

and other localities

Advertised Every Day

in

The New York Herald

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Long Island—Sale or Let.

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Long Island—Sale or Let.

Westchester—Sale or Let.

North Shore of Long Island

ROSLYN

Gray Stone Cottage, 4 acres, fine shade trees, stable and garage; 3 master bedrooms, 2 baths, 2 servants' bedrooms, 1 bath. WILL RENT for a term of years unfurnished or partly furnished. \$2,300.

GLEN COVE

Modern Brick Residence, 4 acres, near country club and station; 3 master bedrooms, 4 baths, 4 servants' bedrooms, 1 bath. Stable, garage. FOR RENT for the winter or by the year unfurnished. \$2,300.

SYOSSET

Modern Colonial Residence, 8 acres, 6 master bedrooms, 3 baths, 3 servants' bedrooms, 1 bath. Stable, garage, kennel, cow stable. Quarters for chauffeur. PRICE \$99,000. RENT \$1,000.

WARREN MURDOCK

882 Fifth Ave., N. Y. Vanderbilt 8485.

Artists' Opportunity

JEREMIAH ROBBINS

Babylon, L. I. Tel. Babylon 25

COLONIAL HOUSE

at Addicks, adjoining St. Albans Golf Club, far above ordinary construction, new, 8 rooms, 2 baths, center hall, large living room, fireplace, sun parlor, oak floor, artistic decorations. Fine neighborhood. \$12,000; positively reduced from \$16,000 for prompt sale. F. W. SCOTT & CO., 309 Fulton St., Jamaica. Phone 0079.

A BRICK COUNTRY HOUSE

in a development of all artistic detached brick homes, 10 minutes from Manhattan. 7 rooms, sun parlor, fireplace, sewer, \$20,000, all improvements, near station. \$11,500. F. W. SCOTT & CO., 309 Fulton St., Jamaica. Phone 0079.

FREEPORT, L. I.

Business Property, heart of the city; 250 feet railroad frontage, 100 feet street railroad siding; some buildings; only site left for sale; in business center; good for coal pocket, lumber yard or wholesale house. My client must sell.

GEO. M. LEVY, Aft., 1 Rector St., N.Y.C.

AT HUNTINGTON

6 1/2 acres, good soil, all tillable, 100 bearing fruit trees, shade, colonial farm house, 10 rooms, open fireplace; price \$6,000; terms. A. L. FIELD, Huntington, N. Y. Phone Huntington 213.

HUNTINGTON New, Modern, six Room House, all improvements.

Good location; large plot; garage; \$1,500 cash gives immediate possession; come right out and see it. H. ARTHUR, near Depot, Huntington.

FOREST HILLS GARDENS

LOUIS P. MCGARRE, Real Estate Broker, 65 Burs St., Forest Hills, L. I. Tel. 6752 Boulevard.

Long Island—Sale or Let.

BABYLON

On the Great South Bay. Five acres directly on the water suitable for development. Price \$14,500. Apply EUGENE & DE KAY. Phone 13.

Looking for Lofts or Factory Space?

Consult the Business Property Guide, published every Sunday, Tuesday and Thursday in the Real Estate Pages of The New York Herald.

KIRKHOFFER

22 North Avenue, Tel. 58 New Rochelle.

OPEN SUNDAYS.

3 Acres on a Ridge

With a Sweeping View.

Low, rambling white Colonial house, with solid green blinds, in an old fashioned setting; 5 master bedrooms, 2 baths, sun parlor, hot water heat, gas and electricity, oak floors, living room 14x21 ft. Large plot, shade, convenient location. Asking \$18,500. See this!

Kenneth Ives & Co.,

17 East 42d St. Murray Hill 6027.

GENUINE BARGAIN

At New Rochelle—New Colonial all brick house and garage. Eight large rooms, 2 baths, sun parlor, hot water heat, gas and electricity, oak floors, living room 14x21 ft. Large plot, shade, convenient location. Asking \$18,500. See this!

KIRKHOFFER

22 North Avenue, Tel. 58 New Rochelle.

OPEN SUNDAYS.